



SITE NAME
SOUTH FALLBROOK
2329 AQUA HILL RD.
FALLBROOK, CA 92028



verizonwireless
15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618
PHONE (949) 286-7000

**DELTA GROUPS
ENGINEERING, INC.**
CONSULTING ENGINEERS
2362 McGAW AVE.
IRVINE, CA 92614
TEL: 949-622-0333
FAX: 949-417-2663

DGE JOB # 106VW031A

SITE NAME

**SOUTH
FALLBROOK**

SITE ADDRESS

**2329 AQUA HILL RD.
FALLBROOK, CA 92028**

REVISIONS		
NO.	DATE	DESCRIPTION
1	03/24/08	90% ZONING
2	04/14/08	100% ZONING
3	02/09/09	100% ZONING
4	05/12/09	100% ZONING

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SPACE RESERVED FOR PROFESSIONAL SEALS

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

SHEET	DESCRIPTION	REV.
T-1	TITLE SHEET	D
LS1	TOPOGRAPHIC SURVEY	8
Z-1	OVERALL SITE PLAN & BMP SITE PLAN	D
Z-2	ENLARGED SITE PLAN, EQUIPMENT & ANTENNAS LAYOUT	D
Z-3	SOUTH & EAST ELEVATIONS	D
Z-4	NORTH & WEST ELEVATIONS	D
SHEET INDEX		ISSUED FOR: ZONING

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

NOTES: (P) = PROPOSED (E) = EXISTING

GENERAL CONTRACTOR NOTES

THIS IS AN UNMANNED TELECOMMUNICATIONS FACILITY FOR THE VERIZON WIRELESS COMMUNICATIONS NETWORK.

THIS PROJECT CONSISTS OF ANTENNAS & ASSOCIATED EQUIPMENT. TOTAL OF 12 ANTENNAS (4 ANTENNAS PER SECTOR, 3 SECTORS TOTAL), (1) MICROWAVE ANTENNA MOUNTED ON (E) 50' HIGH WATER TANK AND EQUIPMENT CABINETS @ GRADE LEVEL INSIDE A WOODEN FENCE ENCLOSURE ARE PROPOSED AT THIS SITE.

PROJECT DESCRIPTION

APPLICANT/LESSEE

VERIZON WIRELESS
15505 SAND CANYON AVE.
IRVINE, CA 92618
PHONE: (949) 286-7000

PROPERTY INFORMATION

PROPERTY OWNER: FALLBROOK PUBLIC UTILITY DISTRICT
CONTACT PERSON: MIKE PAGE
ADDRESS: 990 EAST MISSION ROAD-P.O. BOX 2290
FALLBROOK, CA 92088-2290
PHONE: (760) 728-1125 X1125

LATITUDE: 33° 20' 07.34" N
LONGITUDE: 117° 14' 21.43" W
LAT/LONG TYPE: NAD83
ELEVATION: 717 FT. AMSL (NAD88)
A.P.N.: 123-110-12
JURISDICTION: SAN DIEGO COUNTY
ZONE: A70 LIMITED AGRICULTURE
TYPE OF CONST.: V-N
CURRENT USE: WATER TANK SITE
PROPOSED USE: TELECOMMUNICATIONS FACILITY
HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT SUMMARY

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- | | |
|---|--|
| 1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2007 | 5. CALIFORNIA PLUMBING CODE 2007 |
| 2. CALIFORNIA BUILDING CODE 2007 | 6. CALIFORNIA ELECTRIC CODE 2007 |
| 3. ANSI/EIA-222-F LIFE SAFETY CODE NFPA-101-1990 | 7. CALIFORNIA FIRE CODE 2007 |
| 4. CALIFORNIA MECHANICAL CODE 2007 | 8. LOCAL BUILDING CODE |
| | 9. CITY/COUNTY ORDINANCES |
| | 10. CALIFORNIA ENERGY EFFICIENCY STANDARD 2007 |

CODE COMPLIANCE

ARCHITECTURAL:

DELTA GROUPS ENGINEERING, INC.
2362 McGAW AVE.
IRVINE, CA 92614
CONTACT: WILLIAM DESMOND
PHONE: (949) 622-0333
FAX: (949) 622-0331

STRUCTURAL:

DELTA GROUPS ENGINEERING, INC.
2362 McGAW AVE.
IRVINE, CA 92614
CONTACT: ALBERT TENG
PHONE: (949) 622-0333
FAX: (949) 622-0331

ELECTRICAL:

DELTA GROUPS ENGINEERING, INC.
2362 McGAW AVE.
IRVINE, CA 92614
CONTACT: CHAU TANG
PHONE: (949) 622-0333
FAX: (949) 622-0331

ZONING:

DELTA GROUPS ENGINEERING, INC.
CONTACT: VINCE AMAYA
PHONE: (949) 622-0333

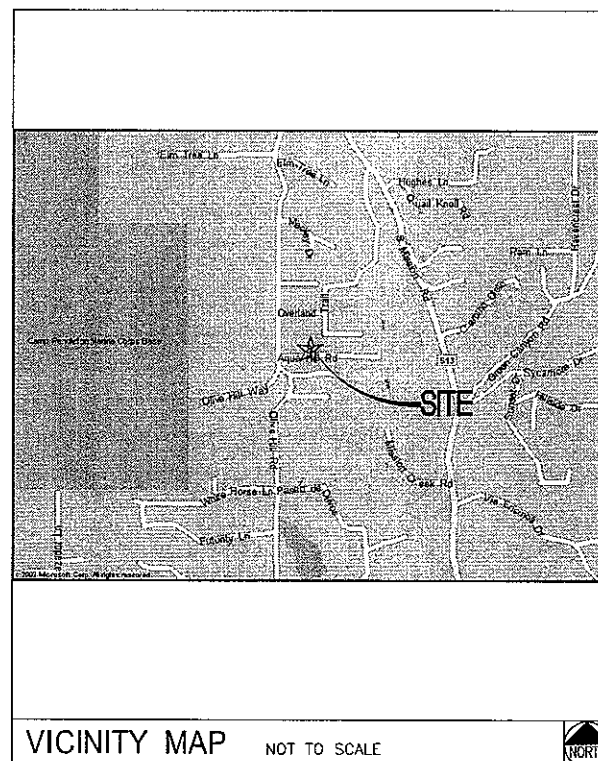
SITE ACQUISITION:

DELTA GROUPS ENGINEERING, INC.
CONTACT: PAUL ANTHONY
PHONE: (949) 622-0333

SURVEYOR:

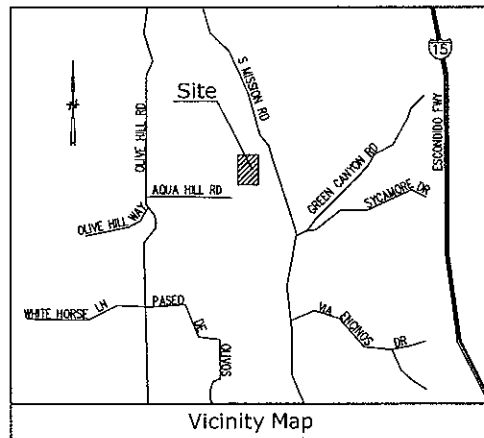
CALVADA SURVEYING, INC.
108 BUSINESS CENTER DRIVE
CORONA, CA 92880
TEL: (909) 280-9960
FAX: (909) 280-9746

PROJECT TEAM



FROM VERIZON WIRELESS AT IRVINE OFFICE:
TURN LEFT (NORTH-EAST) ONTO SAND CANYON AVE
TURN RIGHT (SOUTH-EAST) ONTO RAMP I-5 / SAN DIEGO
MERGE ONTO I-5 [SANTA ANA FWY] (SOUTH)
TURN OFF ONTO RAMP CA-76
MERGE ONTO SR-76 (NORTH)
TURN LEFT (WEST) ONTO OLIVE HILL
TURN RIGHT (EAST) ONTO AQUA HILL
ARRIVE 2329 AQUA HILL RD, FALLBROOK, CA 92028

DRIVING DIRECTIONS



Title Report

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY
ORDER NO. 08-725111570
REPORT DATED: JANUARY 2, 2008.

Assessor's Parcel No.
123-110-12

Legal Description

SITUATED IN THE CITY OF FALLBROOK, STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, DESCRIBED AS FOLLOWS:

PARCEL 1:

THE WEST 408.33 FEET TO THE NORTH 533.40 FEET OF LOT 51, AS AMENDED ALONG THE SIDE LINES THEREOF, OF THE SUBDIVISION OF TRACT "D" OF THE PARTITION OF RANCH WILSON, ACCORDING TO MAP THEREOF NO. 821, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 25, 1896.

PARCEL 2:

AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR ROAD PURPOSES OVER THE SOUTH 151.29 FEET OF THE NORTH 584.69 FEET, AS MEASURED ALONG THE WEST LINE OF SAID LOT 51, OF THE WEST 20.00 FEET OF SAID LOT 51.

Access Easement

SITUATED IN THE CITY OF FALLBROOK, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A STRIP OF LAND 12.00 FEET WIDE, WITHIN LOT 51, PER MAP NO. 821, FILED IN BOOK 1, PAGE 108, RECORDS OF SAID COUNTY, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWESTERLY CORNER OF PARCEL 1 PER TITLE REPORT OF SAID LOT 51; THENCE S89°09'16"E, 11.89 FEET TO THE POINT OF BEGINNING; THENCE N06°12'30"E, 80.02 FEET; THENCE N05°20'33"E, 45.14 FEET; THENCE N20°10'22"E, 45.68 FEET; THENCE N37°00'22"E, 50.74 FEET; THENCE N73°50'30"E, 94.11 FEET; THENCE S78°36'40"E, 24.59 FEET; THENCE S23°10'56"E, 15.38 FEET; THENCE S02°22'14"W, 13.82 FEET; THENCE S32°10'34"W, 8.97 FEET; THENCE S63°27'22"W, 8.11 FEET; THENCE S83°00'15"W, 5.63 FEET; THENCE S59°08'06"W, 33.38 FEET; THENCE S12°12'30"E, 18.78 FEET; THENCE N88°46'32"E, 7.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 63.12 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 125°00'09" AND AN ARC DISTANCE OF 138.09 FEET; THENCE S14°08'41"W, 18.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 56.96 FEET AND A RADIAL LINE THROUGH SAID POINT THAT BEARS S65°28'47"E, THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°32'29" AND AN ARC DISTANCE OF 74.10 FEET; THENCE S16°52'10"W, 3.92 FEET; THENCE S73°07'50"E, 6.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A" AND THE END OF SAID STRIP.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING WATER TANK

Lease Area

BEGINNING AT POINT "A" AS DESCRIBED ABOVE, THENCE N16°52'10"E, 4.00 FEET; THENCE S73°07'50"E, 25.00 FEET; THENCE S16°52'10"W, 10.00 FEET; THENCE N73°07'50"W, 25.00 FEET; THENCE N16°52'10"E, 6.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 250.50 FEET OF LAND

Easements

- ① AN EASEMENT FOR A LINE OF POLES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PURPOSES, RECORDED FEBRUARY 26, 1988, INSTRUMENT NO. 32170, O.R. (DOES NOT AFFECT SUBJECT PROPERTY)

Date of Survey

MARCH 5, 2004.

Geographic Coordinates at Center of Tank

1927 DATUM: LATITUDE 33° 20' 06.79" LONGITUDE 117° 14' 18.63"
1983 DATUM: LATITUDE 33° 20' 06.91" LONGITUDE 117° 14' 21.82"

THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE FCC 2C STANDARDS BEING HORIZONTALLY FOR LATITUDE AND LONGITUDE WITHIN 50 FEET AND VERTICALLY FOR ELEVATION WITHIN 20 FEET.

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM OF 1983, CALIFORNIA ZONE 6.

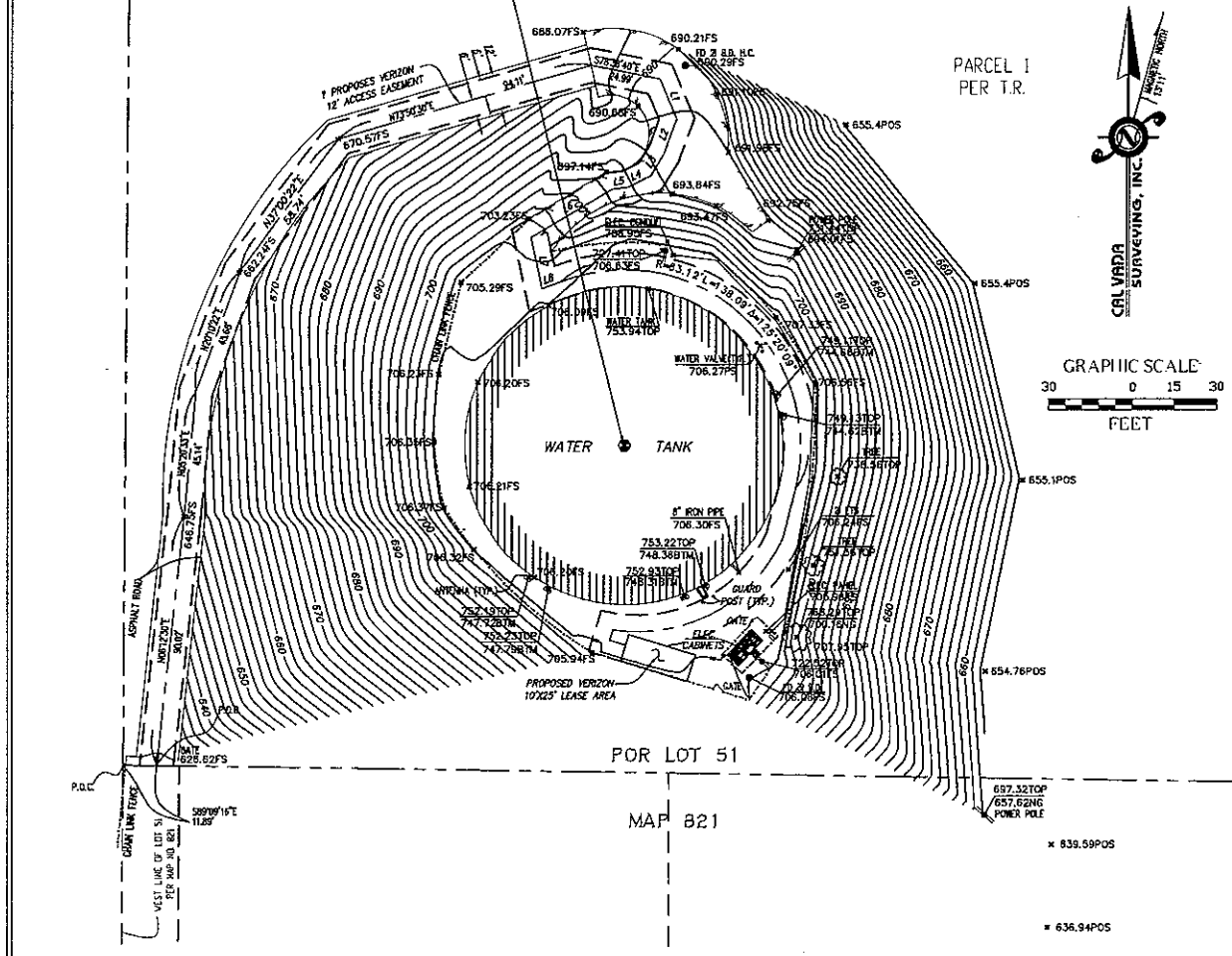
Bench Mark

COUNTY OF SAN DIEGO GPS NO. 02, ELEVATION = 717 FEET (NAD83)

Overall Site Detail

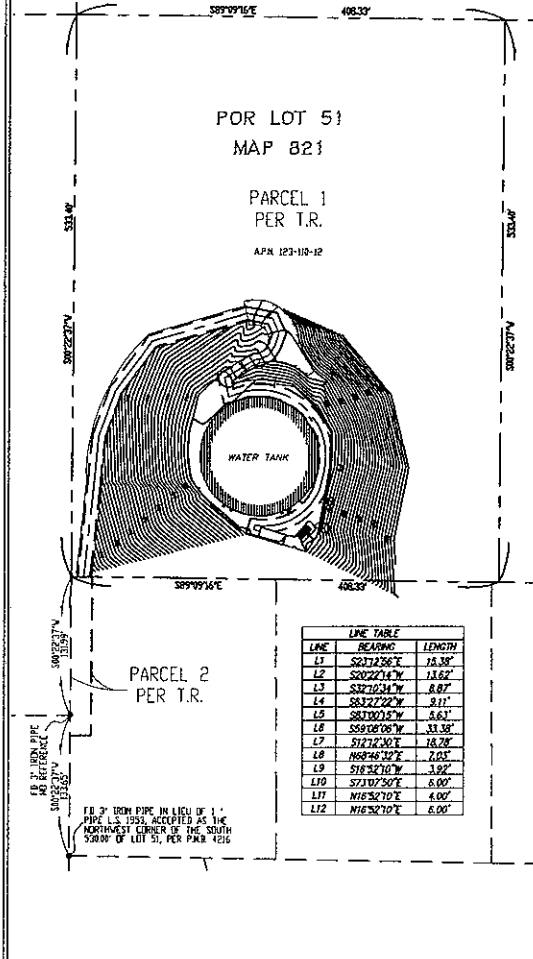
SCALE: 1"=30'

GEOGRAPHIC COORDINATES
LAT. = 33°20'06.91" (NAD 83)
LONG. = 117°14'21.82"



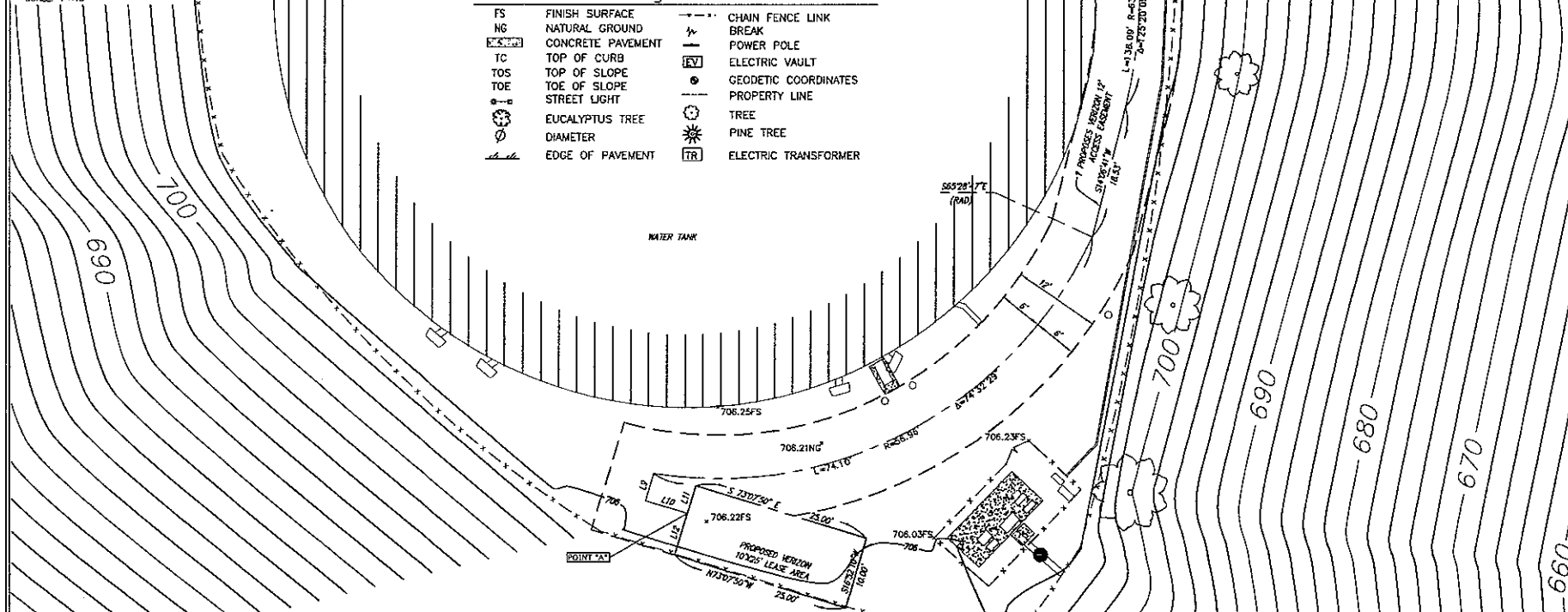
Boundary Detail

SCALE: 1"=80'



Lease Area Detail

SCALE: 1"=10'



APPLICANT:

verizon wireless
15505 SAND CANYON AVENUE
BUILDING D, 1st FLOOR
IRVINE, CALIFORNIA

PROJECT INFORMATION:

SOUTH FALLBROOK

2317 AQUA HILL ROAD
FALLBROOK, CA. 92028

CURRENT ISSUE DATE:

10/15/08

ISSUED FOR:

DESIGN

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY
1	03/29/04	TITLE REPORT	JAC
2	05/04/04	LEASE AREA CONTOURS	DG/RG
3	03/25/05	LEASE AREA CHANGES	JAC
4	04/08/08	ACCESS EASEMENT/LEASE AREA	AL
5	04/15/08	ACCESS EASEMENT CHANGE	AL
6	04/16/08	ACCESS EASEMENT CHANGE	AL
7	04/22/08	TITLE REPORT	HN
8	10/15/08	LEASE AREA ELEVATIONS	RG

APPLICANT REPRESENTATIVE:

CAL VADA

SURVEYING, INC.

411 Jenks Cir., Suite 205, Corona, CA 92626
Phone: 951-280-9980 Fax: 951-280-9746
Toll Free: 800-CALVADAmw.cavada.com
JOB NO. 08154

PLANS PREPARED BY:

DELTA GROUPS ENGINEERING, INC.

2362 McGAW AVE.
IRVINE, CA 92614
TEL (949) 622-0333
FAX (949) 417-2663

DRAWN BY: CHK: APV:

AL	RG	ADD
----	----	-----

DEPT: APPROVED: DATE:

A/E		
S/A		
RF		
CM		
OWNER		
OPS		
VZ		

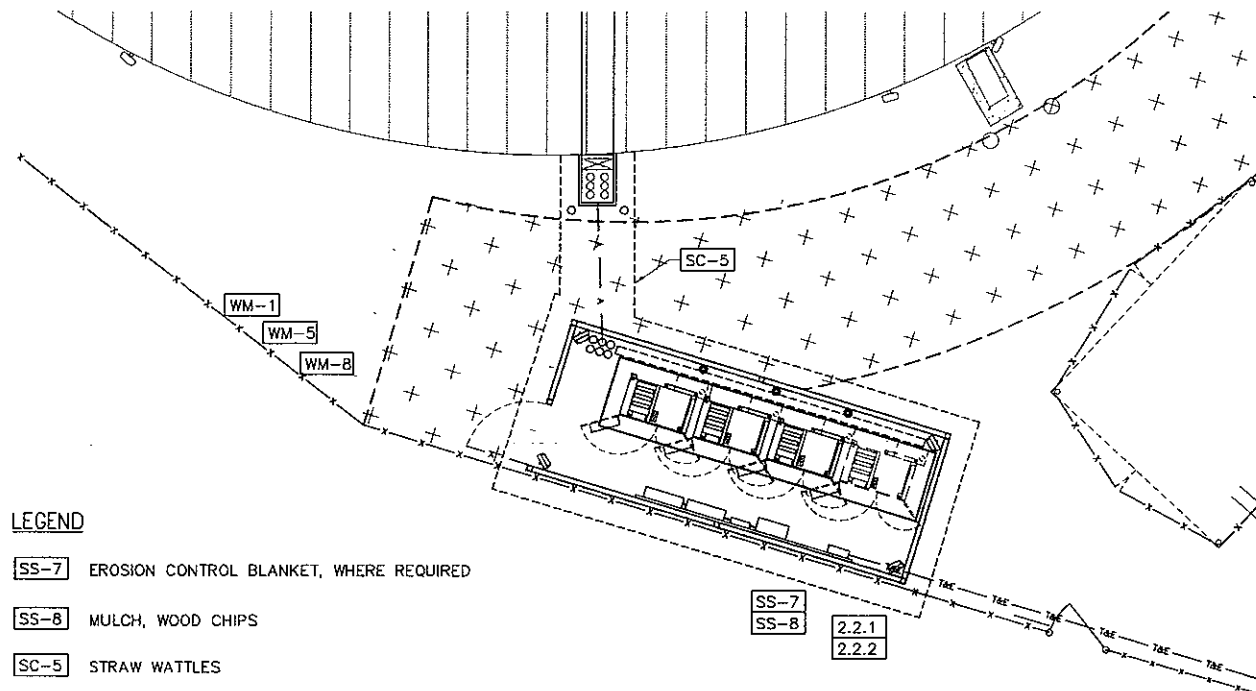
SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NUMBER:

LS1

SHEET 1 OF 1



BMP SITE PLAN

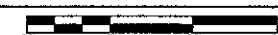
SCALE: 3/16" = 1'-0"



2

OVERALL SITE PLAN

SCALE: 1/16" = 1'-0"



1

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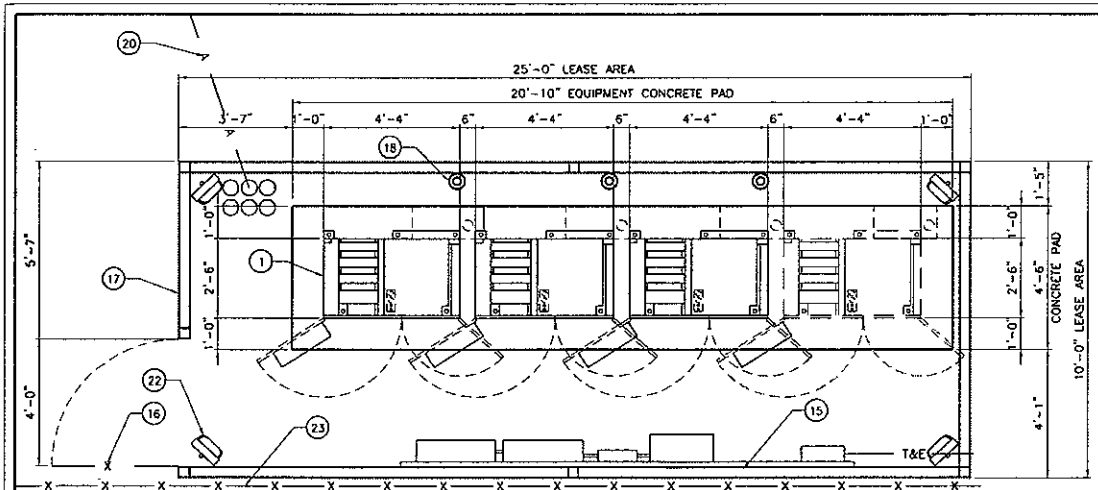
SPACE RESERVED FOR PROFESSIONAL SEALS

SHEET TITLE

OVERALL SITE PLAN & BMP SITE PLAN

SHEET NUMBER

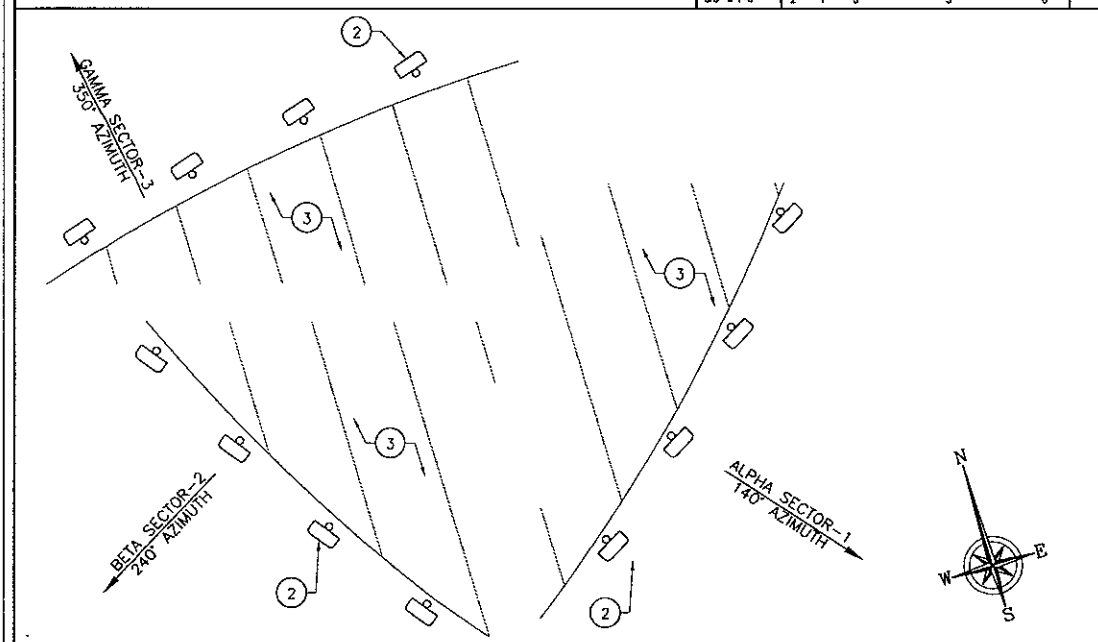
Z-1



EQUIPMENT LAYOUT

SCALE:
3/8" = 1'-0"

2



ANTENNA LAYOUT

SCALE:
3/8" = 1'-0"

3

KEY NOTES:

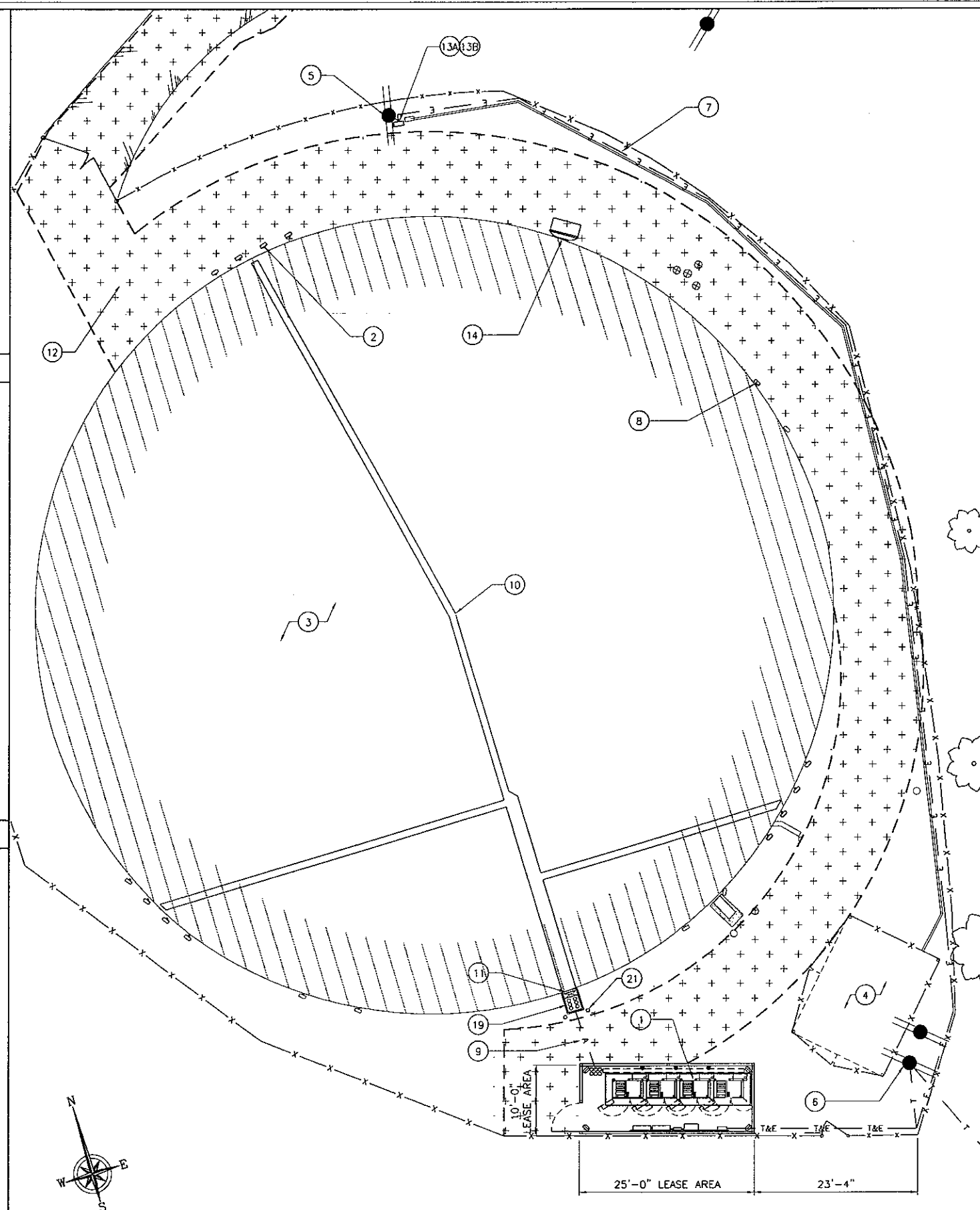
- 1 PROPOSED VERIZON WIRELESS EQUIPMENT CABINETS ON CONCRETE SLAB AT GRADE LEVEL
- 2 PROPOSED VERIZON WIRELESS PANEL ANTENNAS (4 ANTENNAS PER SECTOR, 3 SECTORS TOTAL) MOUNTED ON (E) 50' HIGH WATER TANK AT 44' HIGH RAD CENTERLINE
- 3 (E) 50' HIGH WATER TANK
- 4 (E) SPRINT EQUIPMENT ENCLOSURE
- 5 EXISTING UTILITY POLE (POWER P.O.C)
- 6 PROPOSED OVERHEAD TELCO DROP POLE
- 7 PROPOSED UTILITY CONDUIT ROUTING ABOVE GROUND ON UNISTRUT POSTS
- 8 (E) SPRINT ANTENNAS (TYP.)
- 9 PROPOSED COAX CABLE ROUTING UNDERGROUND
- 10 PROPOSED CABLE TRAY ON TOP OF WATER TANK
- 11 PROPOSED VERTICAL CABLE TRAY AT WATER TANK
- 12 PROPOSED VERIZON WIRELESS 12'-0" WIDE ACCESS EASEMENT

- 13A PROPOSED VERIZON WIRELESS METER/MAIN DISCONNECT MOUNTED ON (N) 4" Ø STEEL POST APPROX. 140'-0" FROM LEASE AREA
- 13B PROPOSED 8"X8"X4" LUG BOX FOR PORTABLE EMERGENCY GENERATOR. CONNECTION MOUNTED @ 24" ± A.F.G. ON (E) 4" Ø STEEL POST APPROX. 140'-0" FROM LEASE AREA
- 14 PROPOSED VERIZON WIRELESS 4' Ø MICROWAVE ANTENNA
- 15 PROPOSED UTILITY H-FRAME (UNISTRUT ON WOODEN FENCE)
- 16 PROPOSED 4' WIDE CHAIN LINK ACCESS GATE
- 17 PROPOSED VERIZON WIRELESS 6' HIGH WOODEN FENCE WITH 3/8" THICK T-III SIDING
- 18 PROPOSED GPS ANTENNAS ON FENCE POST, TYP. OF (3)
- 19 PROPOSED VERIZON WIRELESS COAX CABLE CONDUITS STUB UP AND STEEL SHROUD AT WATER TANK
- 20 PROPOSED VERIZON WIRELESS UNDERGROUND COAX CABLE CONDUITS
- 21 PROPOSED 6" Ø BOLLARDS, TYP. OF (2)
- 22 PROPOSED LIGHT FIXTURE ON FENCE POST, TYP. OF (4)
- 23 (E) 8' HIGH CHAIN-LINK FENCE

KEY NOTES

4

ENLARGED SITE PLAN



SCALE:
1/8" = 1'-0"

1

verizonwireless

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DGE JOB # 106VW031A

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SHEET TITLE

**ENLARGED SITE PLAN,
EQUIPMENT & ANTENNA
LAYOUT**

SHEET NUMBER

Z-2

PROPOSED VERIZON WIRELESS
PANEL ANTENNAS (4 ANTENNAS
PER SECTOR, 3 SECTORS
TOTAL) MOUNTED ON (E) 50'
HIGH WATER TANK AT 44' HIGH
RAD CENTERLINE

(E) SPRINT CABLE TRAY
AT WATER TANK
(E) SPRINT ANTENNAS (TYP.)
(N) VERIZON CABLE TRAY
AT WATER TANK
(E) SPRINT ANTENNAS (TYP.)

(E) SPRINT ANTENNAS (TYP.)

PROPOSED VERIZON WIRELESS PANEL ANTENNAS (4 ANTENNAS
PER SECTOR, 3 SECTORS TOTAL) MOUNTED ON (E) 50' HIGH
WATER TANK AT 44' HIGH RAD CENTERLINE

(E) 50' HIGH WATER TANK

(E) 6'-0" HIGH CHAIN LINK
FENCE

PROPOSED OVERHEAD
TELCO DROP POLE

(E) CHAIN LINK W/GREEN
VINYL SLATS SPRINT
EQUIPMENT ENCLOSURE

44'-0"
(N) ANTENNAS CENTERLINE
50'-0"
(E) WATER TANK

PROPOSED VERIZON WIRELESS
GPS ANTENNA, TYP. OF (3)
PROPOSED UTILITY H-FRAME
PROPOSED VERIZON WIRELESS EQUIPMENT
CABINETS INSIDE 6' HIGH WOODEN FENCE
WITH 3/8" THICK T-III SIDING

(E) SLOPE

SOUTH ELEVATION

SCALE:
1/8" = 1'-0"

1

PROPOSED VERIZON WIRELESS PANEL ANTENNAS (4 ANTENNAS
PER SECTOR, 3 SECTORS TOTAL) MOUNTED ON (E) 50' HIGH
WATER TANK AT 44' HIGH RAD CENTERLINE

(E) SPRINT ANTENNAS (TYP.)

(N) VERIZON CABLE TRAY AT WATER TANK

(E) SPRINT CABLE TRAY AT WATER TANK

(E) 50' HIGH WATER TANK

PROPOSED OVERHEAD TELCO
DROP POLE

(E) CHAIN LINK W/GREEN VINYL
SLATS SPRINT EQUIPMENT ENCLOSURE

(E) SPRINT ANTENNAS (TYP.)

(N) VERIZON WIRELESS
4' MICROWAVE ANTENNA

(E) UTILITY POLE
(POWER P.O.C.)

44'-0"
(N) MICROWAVE ANTENNA
50'-0"
(E) WATER TANK

(E) 6'-0" HIGH CHAIN LINK FENCE

PROPOSED VERIZON WIRELESS EQUIPMENT
CABINETS INSIDE 6' HIGH WOODEN FENCE
WITH 3/8" THICK T-III SIDING

PROPOSED UTILITY H-FRAME

(E) SLOPE

(E) SLOPE

EAST ELEVATION

SCALE:
1/8" = 1'-0"

2

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SHEET TITLE

**SOUTH & EAST
ELEVATIONS**

SHEET NUMBER

Z-3



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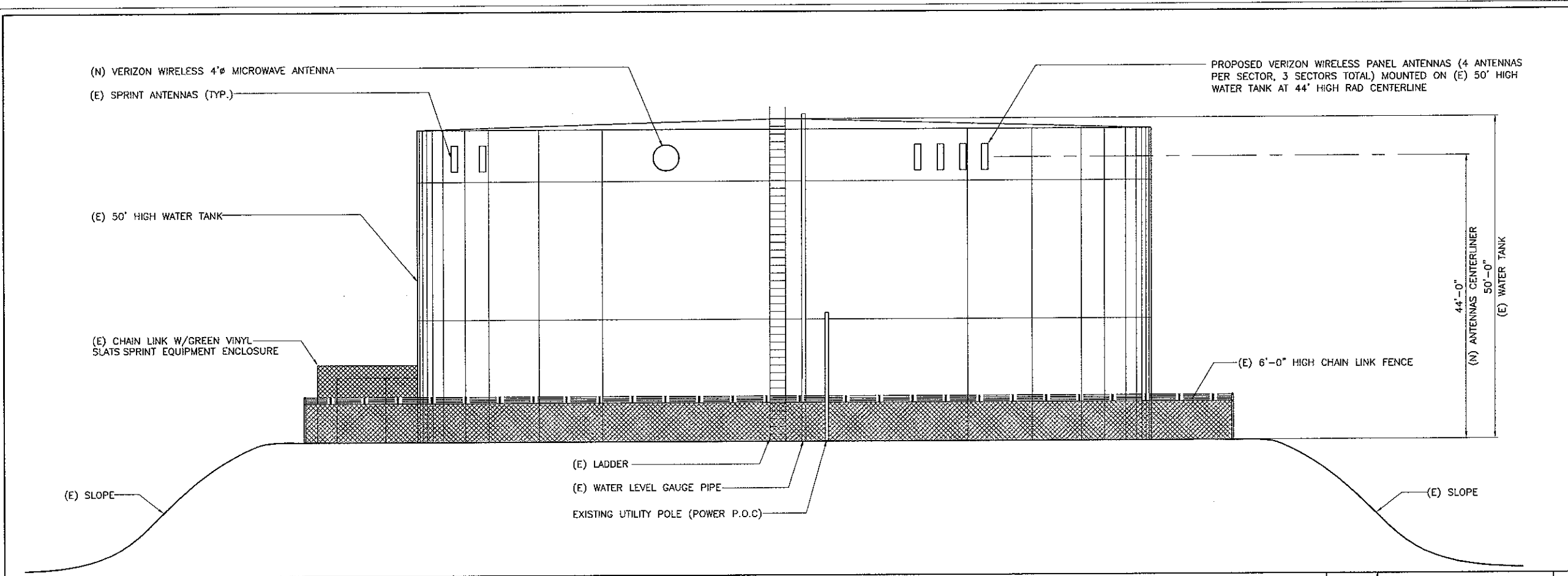
SPACE RESERVED FOR PROFESSIONAL SEALS

SHEET TITLE

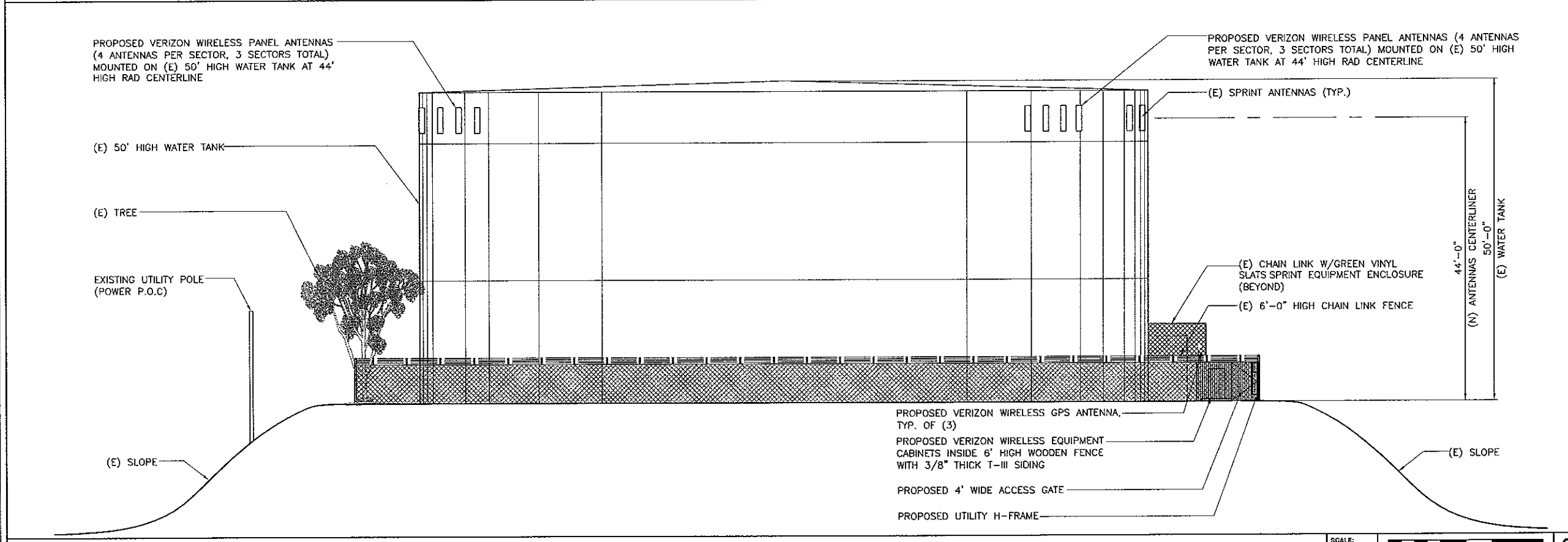
**NORTH & WEST
ELEVATIONS**

SHEET NUMBER

Z-4



NORTH ELEVATION



WEST ELEVATION